



MacPhee & Partners



FOR SALE BUSINESS & LEASE

PRICE GUIDE: £65,000

Wild Barn Brewery
Unit 1 Caol Industrial Estate
Kilmallie Road, Caol
Fort William
PH33 7PH

Exciting Opportunity to Purchase Craft Beer Business
Yearly Rolling Lease for Detached Industrial Unit
Main Brewery Area
Cold Room
Grain Store
Office
Cloakroom
Generous Grounds and Parking



MacPhee & Partners
Airds House
An Aird
Fort William
PH33 6BL

Tel: 01397 702200
Fax: 01397 701777
www.macphee.co.uk
property@macphee.co.uk

The subjects form a superb craft beer business, Wild Barn Brewery, with expansion potential available. Located in a sizeable commercial unit, in the desirable Caol Industrial Estate, the current owners enjoy an annual rolling lease for the premises. Supplied by Bairds Malt, our clients brew, produce and can onsite in the custom designed rooms. The accommodation comprises the large main brewery area with Velux windows and roller door, cold room, grain store, office and cloakroom, with generous external grounds and parking available. Purchased just over two years ago, the business quickly gained momentum and outgrew it's original premises. Due to personal circumstances, our clients are sadly no longer able to manage the fast growth of the business, hence the sale.

The business is being sold with all equipment seen on site, including the mash tun, grain mill, hot liquor tank, kettle, fermenters, filters, conditioning tanks, canning and labelling machines, kegs, casks and signage, to name but a few. A full inventory, and financial accounts are available to seriously interested parties, following initial viewings. On average, water for the premises costs £50 per month, and electricity between £400 and £500 per quarter.

Location

The subjects enjoy a prominent situation within Caol Industrial Estate, located on Kilmallie Road, by the Caledonian Canal and Banavie Railway Station. Caol is around 3 miles from Fort William, on the A830 road, and easily accessible. Local amenities are available in the village itself, with all major facilities available in Fort William.

Rent

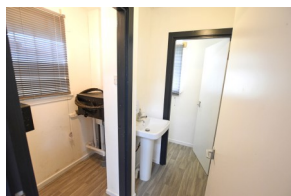
A current monthly rental of charge of £788 is paid to The Highland Council for the lease of the premises, which is on an annual rolling lease.

Travel Directions

From Fort William, proceed north on the A82 for two miles, turning left before the BP Filling Station on to the A830. From Fort William, proceed along the A82 towards Inverness, turning left at the roundabout to the Road to the Isles. Continue ahead past the High School and through the next roundabout, taking the 1st left, signposted for Caol, on to Kilmallie Road. Follow this road ahead, taking the first turning on the right. The premises are the located on the right hand side, well sign-posted.

Viewing

Strictly by appointment through MacPhee & Partners.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error.

None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).